

**BRIDGETON PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING OF JANUARY 10, 2022**

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The regular meeting of the Planning and Zoning Commission of the City of Bridgeton, Missouri, was called to order on January 10, 2022 at 7:00 p.m. in the Council Chambers at the Bridgeton Government Center, 12355 Natural Bridge Road, by Chair Claude Buchheit

Members present: Kerstin Adelt, Tim Barry, Carolyn Creswell, Jim Gaston, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff, Chair Claude Buchheit

Members absent: Keith Gillming

Also present: Jerry Grimmer, Ex-officio
Zach Greatens, Planning & Zoning Officer
Sue Glazer, Recording Secretary

1. APPROVAL OF MINUTES

Mr. Woodruff moved, and it was seconded by Ms. Adelt, to approve the minutes of December 27, 2021. **On a voice vote the motion carried and the minutes were approved.**

2. APPROVAL OF AGENDA

Mr. Teahan moved, and it was seconded by Mr. Woodruff to approve the agenda. **On a voice vote the motion carried and the agenda was approved.**

3. PUBLIC HEARINGS

#21-PZ-16 Request for rezoning approximately 1.34 acres of land located at 3278 Taylor Avenue from “R-2” Single Family Dwelling District to “R-3” Single Family Dwelling District. Submitted by Luke and Patricia Bland, property owners.

Chair Buchheit opened the public hearing. Mr. Greatens reviewed the process for a rezoning request. Mr. Greatens said this is a request for a rezoning located at 3278 Taylor Avenue from “R-2” Single Family Dwelling District to “R-3” Single Family Dwelling District. Mr. Greatens showed an aerial image of the site and surrounding property. The subject property has one single family dwelling oriented on the north side of the lot. The lot is approximately 1.34 acres. The southern portion of the lot is undeveloped. It is surrounded by detached single-family dwellings. He also showed a zoning map of the site. The subject property is zoned “R-2” as well as the two parcels to the north. It is surrounded by a mix of “R-3” zoning district to the north, east and west and “R-4” to the south and southeast. The applicant’s intent is to subdivide the lot into two lots and build a new single-family dwelling on the southern lot in accordance with the “R-3” district regulations. The dimensions of the parcels proposed would be able to meet the “R-2” zoning district except that the location of the existing house makes it not possible to subdivide the lot in the “R-2” zoning district. The resulting setback of the existing house would be non-conforming. Mr. Greatens said after discussing this with staff, rather than pursue a variance, a request to rezone the property was deemed more appropriate. Mr. Greatens gave the history of the zoning of the surrounding properties, which was included in the staff report. The conceptual subdivision plans submitted by the applicant is not a part of the rezoning request. It is staff’s opinion that the proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and the future land use map. In the existing “R-2” district, it requires a minimum lot size of 20,000 s.f. and a minimum lot width of 100 feet. The “R-3” district requires a minimum lot size of 9,000 s.f. and a minimum lot width of 75 feet. This proposed rezoning to “R-3” would be consistent and compatible with the surrounding neighborhoods. If approved, there would be no immediate impact. The impact

would come at the time of the development of the single-family dwelling. Traffic would be minimal with one dwelling. Storm water would be reviewed under MSD's stringent requirements. Mr. Greatens said a resident asked him if it would be possible to split this lot into more than two lots. Mr. Greatens said it would not be possible. If approved to the "R-3" district, what they are proposing is the maximum of what they could do on this lot. Mr. Greatens showed photographs of the site. He showed a survey of the site and a conceptual layout of what the applicant expressed as their intent if it is approved and splitting it into Lot 1 and Lot 2 and Lot 2 would become a buildable lot for a single-family dwelling.

Chair Buchheit asked if they would tear down the existing house, then would there be enough room for three or four lots. Mr. Greatens said no. It would not be wide enough. Chair Buchheit asked about the sewer. Mr. Greatens said MSD will require that they tie into the sewer for the new house.

The applicants, Luke and Patricia Bland, 3301 Greenbridge Drive, Bridgeton, MO, came forward. Mr. Bland said they are currently Bridgeton residents. Ms. Bland said they have been looking for a lot in Bridgeton for a while to build their forever home. They have no intent to subdivide to more than two (2) lots. They would like to use the southern portion to build a house. Mr. Bland said he is a business owner in Bridgeton and on the Parks and Recreation Board and Ms. Bland is on the Charter Review Committee.

The following came forward to speak:

Katherine Mapp, 3267 Bridgeport Place Drive, came forward. Ms. Mapp said their property is behind the southern portion of the lot. She said the condition of the property at the fence line is covered with vegetation and the fence is coming down. She wanted to know what the owners were going to do about it. She said they tried to get in contact with the previous owners about it, but they never got back to them. Mr. Bland said he did not know the fence was damaged and he said he will get it fixed. He said she is not the only person that has brought up the concern about overgrown vegetation on the fence line. He said he has hired a tree service to do some work on the property. He said he will look at it.

Anthony Bozich, 11321 Taylor Oaks Court, came forward. Mr. Bozich said he has concerns about having a second residence on that lot. He has seen the water damage that is coming through the yards. There is a creek that runs down behind the three larger lots along Bridgeport Place. It turns into a torrent during a strong rain draining down to one public drain. Recently with more rain, they are getting more streams through their yard. He is worried about another concrete footprint on the property that is going to shed more water. He lives below their location and any runoff is going to come straight to his yard. He said he knows it has to meet MSD guidelines, but he is skeptical that MSD is not going to do it right the first time. He said the water drainage is getting worse. Chair Buchheit asked Mr. Greatens if he knows anything about the drainage. Mr. Greatens said the dwelling at 3288 Taylor has a large detached garage. That garage was built about 17 years ago prior to Bridgeton having more stringent regulations for detached garages. That garage would not be allowed to be built under today's code. Because of regulations at that time, MSD did not review that project because it was not required. A lot has changed since then. It did result in storm water issues. Mr. Greatens said MSD has been notified of this request and we received the standard review comments stating that any development that would take place would have to go through their review and approval. That will not happen until the subdivision and development process occurs.

Katherine Mapp came forward again. Ms. Mapp said they are also concerned about the storm water. They had to repair a retaining wall that was damaged because of water that flowed down. They also have water coming down Bridgeport Place that collects in a sewer drain by their property.

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Chair Buchheit closed the public hearing.

Mr. Teahan asked Mr. Greatens if MSD will look at the water issues subsequent to the proposed development being built. Mr. Greatens said MSD's involvement would be pre-development review and inspection of any of their requirements post-development.

Mr. Woodruff moved, seconded by Mr. Gaston, to approve Application #21-PZ-16.

Roll Call Vote:

Ayes: Kerstin Adelt, Tim Barry, Carolyn Creswell, Jim Gaston, Vincent Pavia, Bob Teahan, Pauline Tulloch, Lyle Woodruff, Chair Claude Buchheit

Nays: None

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (9 for – 0 against), and Application #21-PZ-16 will be forwarded to the City Council for public hearing and further action.

4. PENDING MATTERS

#21-PZ-15 Request for Special Use Permit for "Tobacco Accessory Shop" located at 3407 North Lindbergh Boulevard, as provided in the Bridgeton Zoning Ordinance under Section 410.130.D.2.bb of the "B-2" Community Business District. Submitted by Joshua Laurent.

Mr. Greatens said this is a special use permit request for a tobacco accessory shop at 3407 North Lindbergh Boulevard in the "B-2" Community Business District. This public hearing was held at the previous P&Z meeting, but the vote was held off until the applicant could be present.

The applicant, Joshua Laurent, 3714 Nottingham Drive, St. Charles, MO 63303, came forward. Mr. Laurent said he is the owner of Route 67. He said they are wanting to open a tobacco accessory shop at 3407 North Lindbergh Boulevard. Mr. Pavia asked if they manufacture anything or is it strictly retail. Mr. Laurent said it is strictly retail. Chair Buchheit asked how many days a week do they plan to operate. Mr. Laurent said they are planning to operate seven (7) days a week from 11 am to 9 pm.

Mr. Greatens read the recommended conditions of approval as stated in the Staff Report:

- 1) No exterior sales or displays of merchandise shall be permitted. All operations shall be conducted within the building.
- 2) No sale of liquor shall be permitted.
- 3) All signage shall comply with the Bridgeton sign regulations and be subject to review and approval by City staff and the Design and Review Board.
- 4) The sale of drug paraphernalia or illegal smoking products shall be prohibited. The business shall operate in compliance with Section 205, Article XIV of the Bridgeton Municipal Code (Drug Regulations).

Chair Buchheit asked if an additional condition could be added: "5) Manufacturing of tobacco related products shall be prohibited."

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Ms. Adelt moved, seconded by Mr. Woodruff, to approve Application #21-PZ-15, with the five (5) conditions, as amended.

Roll Call Vote:

Ayes: Kerstin Adelt, Tim Barry, Carolyn Creswell, Jim Gaston, Vincent Pavia, Bob Teahan, Lyle Woodruff, Chair Claude Buchheit

Nays: Pauline Tulloch

Members absent: Keith Gillming

The motion to approve **carried** on a vote of (8 for – 1 against), and Application #21-PZ-15 will be forwarded to the City Council for public hearing and further action.

5. OTHER BUSINESS

There was no "Other Business."

6. STAFF UPDATE

Staff updated the Commission on upcoming projects. There will not be a meeting on January 24, 2022.

7. EX-OFFICIO REPORT

Mr. Grimmer gave an update on current business.

8. ADJOURNMENT

It was moved by Mr. Woodruff and seconded by Mr. Teahan, to adjourn. **On a voice vote the motion carried** and the meeting was adjourned at 7:45 p.m.

Claude Buchheit, Chair